HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Charlottetown CMA

Date Released: First Quarter 2016

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Canada

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HOME TO CANADIANS

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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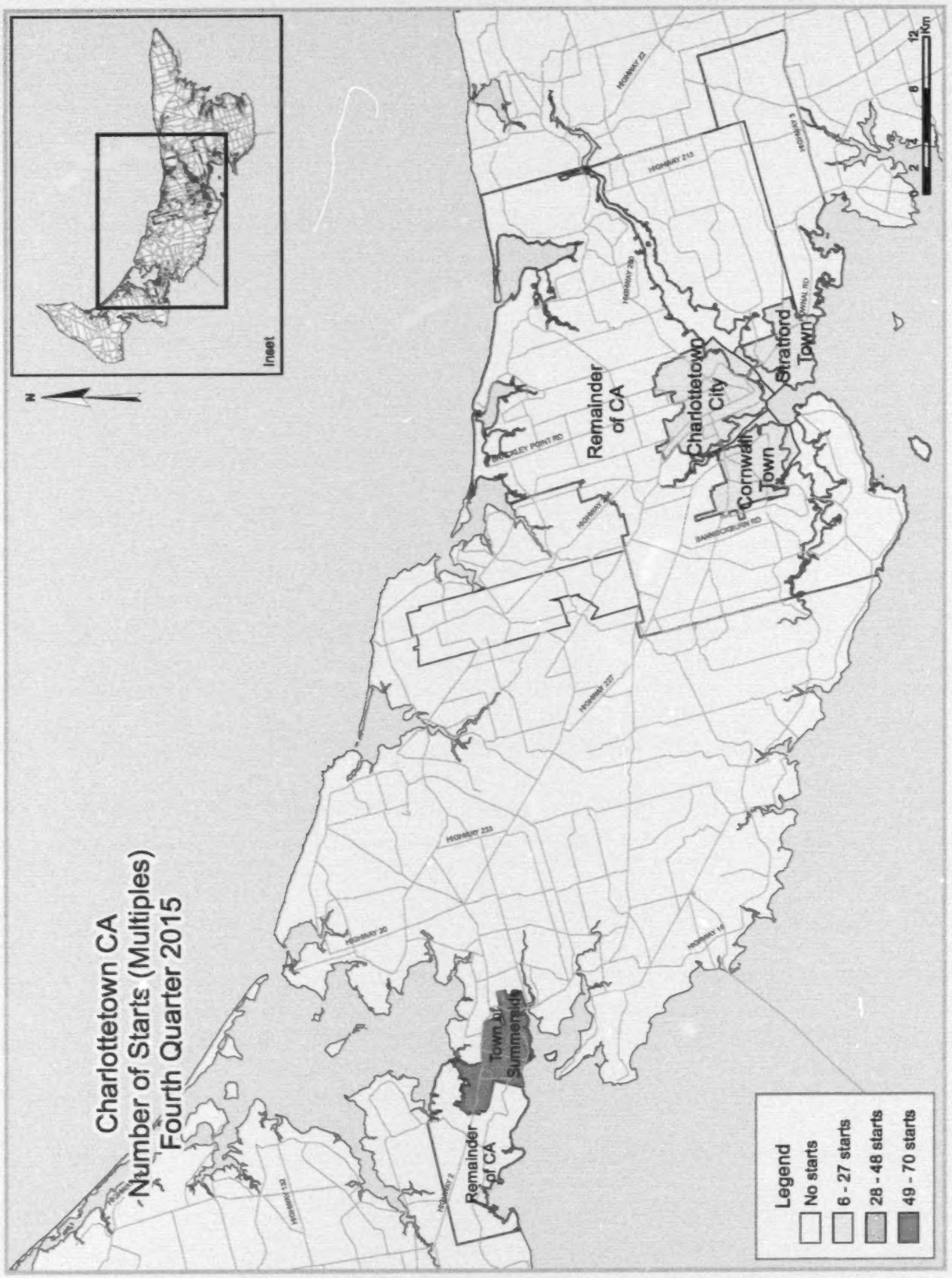
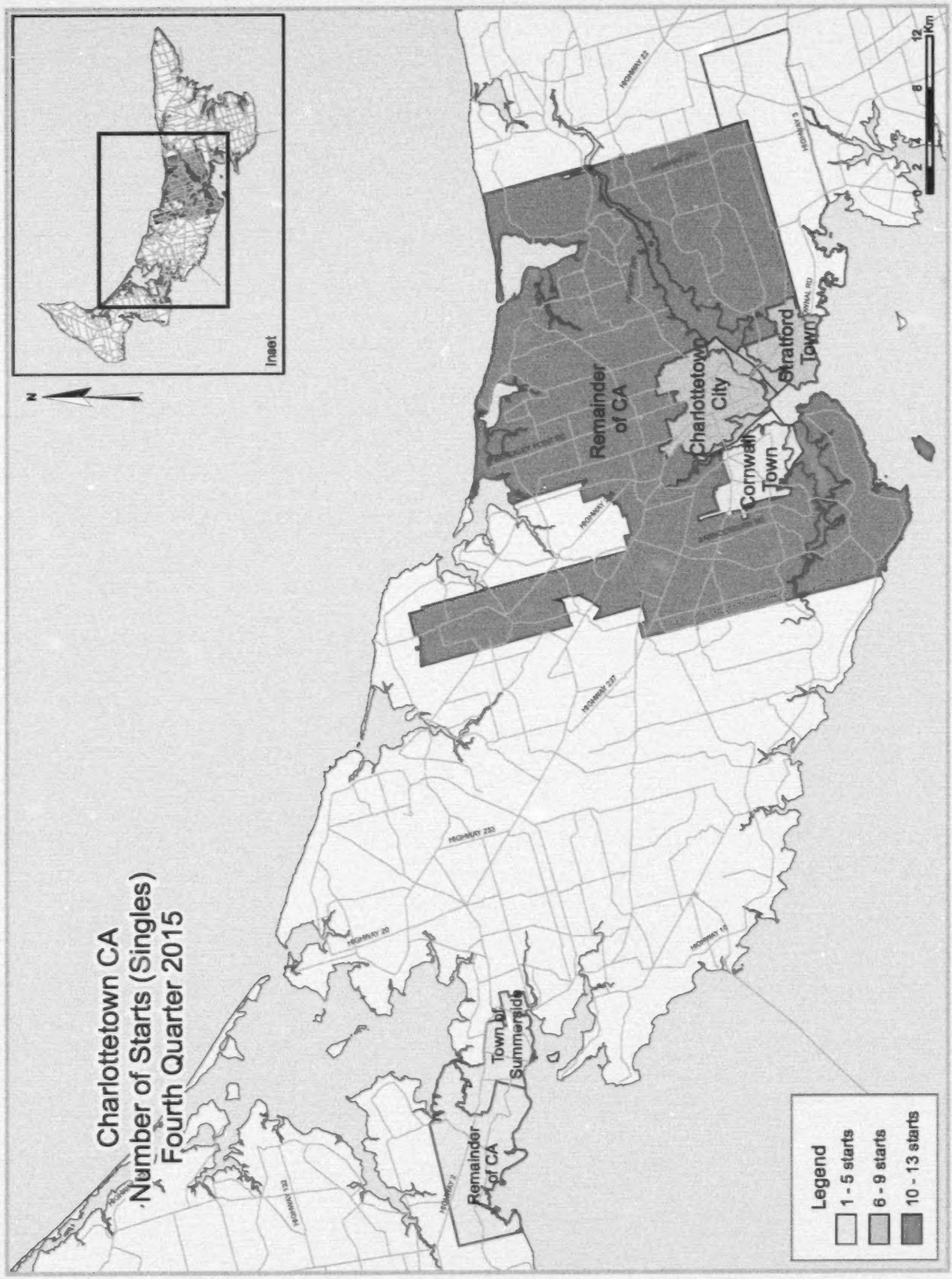
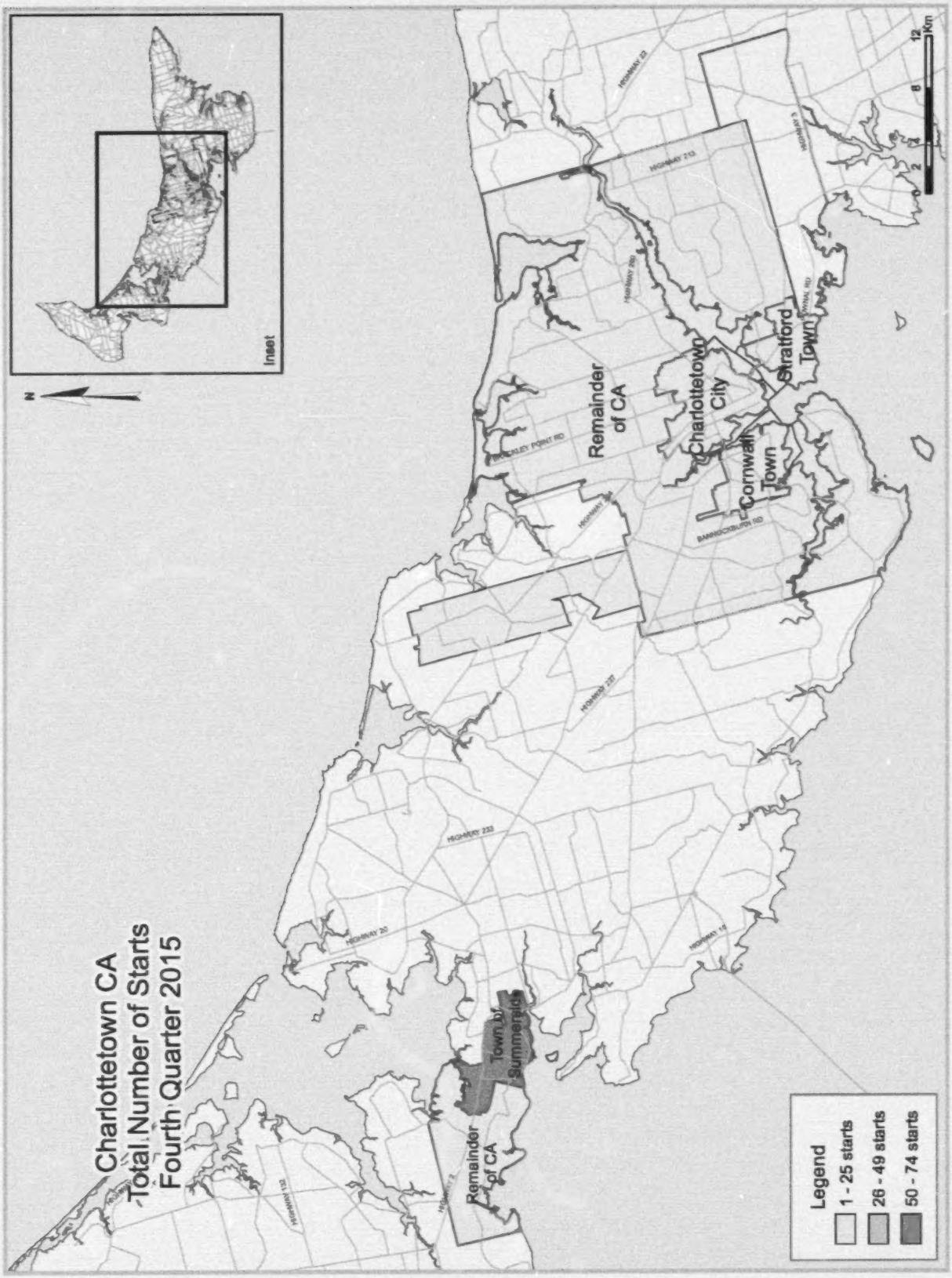
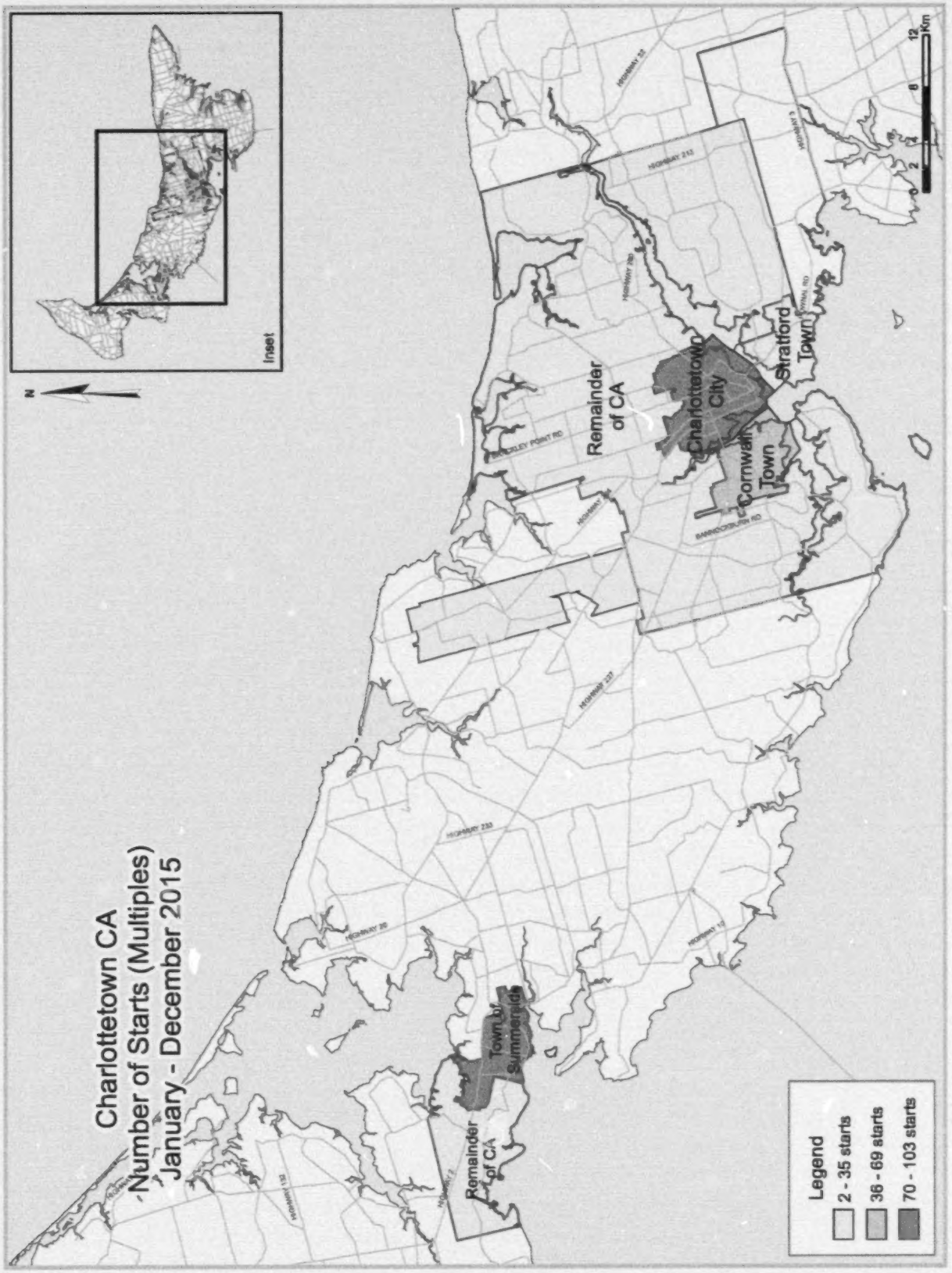
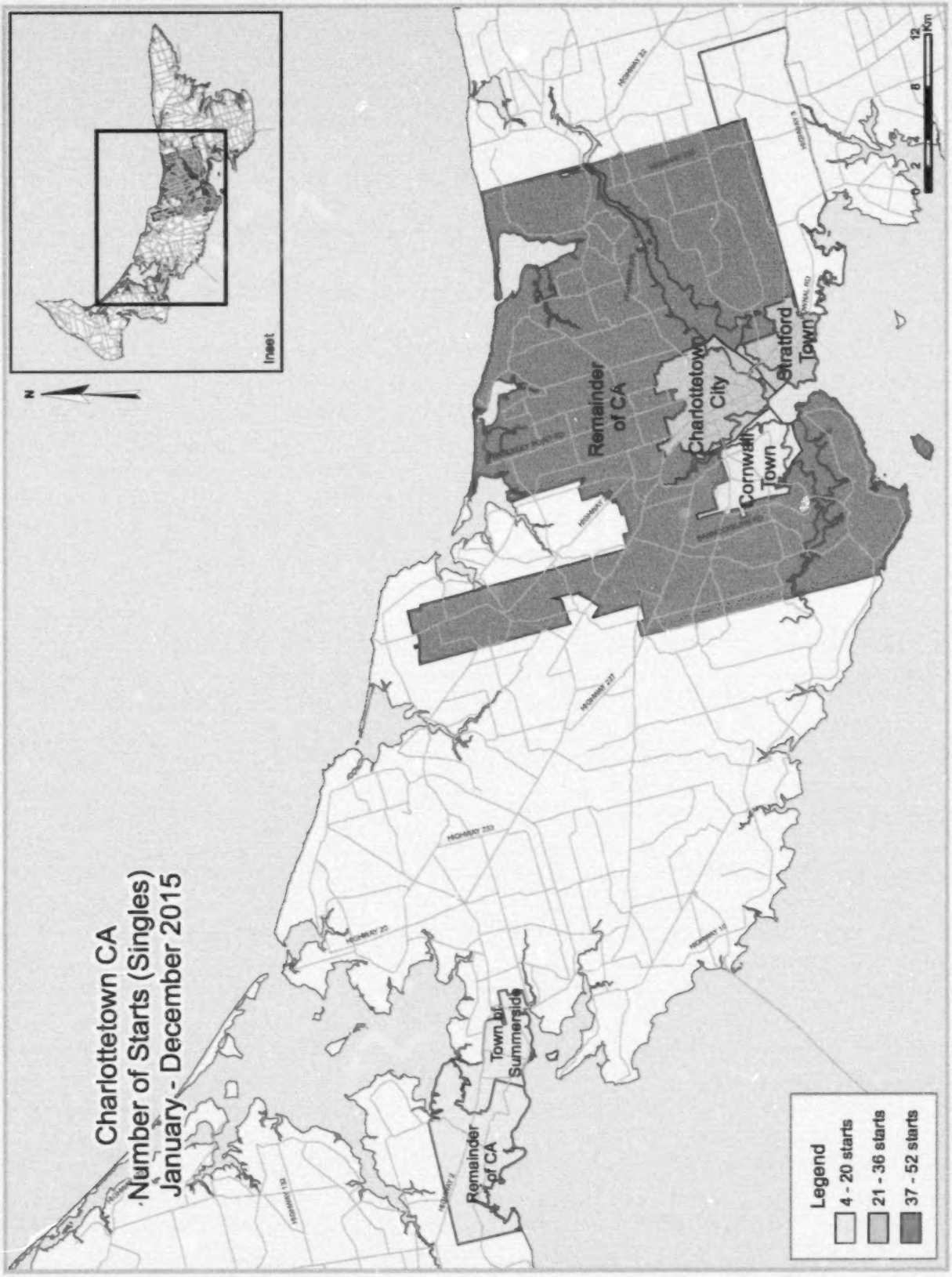

Charlottetown CA
Number of Starts (Multiples)
Fourth Quarter 2015
Inset
N
Remainder of CA
Charlottetown City
Cornwall Town
Stratford Town
Town of Summerside
Remainder of CA
Legend
No starts
6 - 27 starts
28 - 48 starts
49 - 70 starts
Km
12
8
4
2
0
HIGHWAY 22
HIGHWAY 15
HIGHWAY 1
HIGHWAY 215
HIGHWAY 237
HIGHWAY 233
HIGHWAY 20
HIGHWAY 19
HIGHWAY 2
HIGHWAY 133
BRACKLEY POINT RD
BANNOCKBURN RD


Charlottetown CA
Number of Starts (Singles)
Fourth Quarter 2015
Inset
N
Remainder of CA
Charlottetown City
Stratford Town
Cornwall Town
Town of Summerside
Remainder of CA
Legend
1 - 5 starts
6 - 9 starts
10 - 13 starts
Km
0
2
4
8
12


Charlottetown CA
Total Number of Starts
Fourth Quarter 2015
Inset
N
Remainder of CA
Charlottetown City
Cornwall Town
Stratford Town
Town of Summerside
Remainder of CA
Legend
1 - 25 starts
26 - 49 starts
50 - 74 starts
0
2
8
12
Km


Charlottetown CA
Number of Starts (Multiples)
January - December 2015
Inset
N
Remainder of CA
Charlottetown City
Cornwall Town
Stratford Town
Town of Summerside
Remainder of CA
Legend
2 - 35 starts
36 - 69 starts
70 - 103 starts
0
2
4
8
12
Km


Charlottetown CA
Number of Starts (Singles)
January - December 2015
Inset
N
Remainder of CA
Charlottetown City
Stratford Town
Cornwall Town
Town of Summerside
Remainder of CA
Legend
4 - 20 starts
21 - 36 starts
37 - 52 starts
0
2
8
12
Km

Charlottetown CA
Total Number of Starts
January - December 2015
Inset
N
Remainder of CA
Charlottetown City
Stratford Town
Cornwall Town
Town of Summerside
Remainder of CA
Legend
6 - 49 starts
50 - 92 starts
93 - 135 starts
Km
12
8
4
2

HOUSING NOW REPORT TABLES

Available in ALL reports:

1.1	Housing Activity Summary of CA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
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3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1.1a: Housing Activity Summary of Charlottetown CA Fourth Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q4 2015	31	10	18	0	0	0	2	0	65
Q4 2014	42	6	6	0	0	24	0	12	90
% Change	-26.2	66.7	200.0	n/a	n/a	-100.0	n/a	-100.0	-27.8
Year-to-date 2015	129	20	32	0	0	0	7	79	291
Year-to-date 2014	138	22	15	0	0	24	0	60	259
% Change	-6.5	-9.1	113.3	n/a	n/a	-100.0	n/a	31.7	12.4
UNDER CONSTRUCTION									
Q4 2015	103	18	32	0	0	12	5	126	300
Q4 2014	84	16	12	0	0	24	0	42	178
% Change	22.6	12.5	166.7	n/a	n/a	-50.0	n/a	200.0	68.5
COMPLETIONS									
Q4 2015	26	2	0	0	0	0	0	0	28
Q4 2014	54	8	0	0	0	24	0	40	126
% Change	-51.9	-75.0	n/a	n/a	n/a	-100.0	n/a	-100.0	-77.8
Year-to-date 2015	109	18	0	0	0	12	8	15	162
Year-to-date 2014	142	18	3	0	0	46	12	164	385
% Change	-23.2	0.0	-100.0	n/a	n/a	-73.9	-33.3	-90.9	-57.9
COMPLETED & NOT ABSORBED									
Q4 2015	6	0	0	0	0	0	n/a	n/a	6
Q4 2014	26	2	0	0	0	8	n/a	n/a	36
% Change	-76.9	-100.0	n/a	n/a	n/a	-100.0	n/a	n/a	-83.3
ABSORBED									
Q4 2015	23	3	0	0	0	0	n/a	n/a	26
Q4 2014	40	10	0	0	1	34	n/a	n/a	85
% Change	-42.5	-70.0	n/a	n/a	-100.0	-100.0	n/a	n/a	-69.4
Year-to-date 2015	127	20	0	0	0	12	n/a	n/a	159
Year-to-date 2014	136	18	2	0	1	38	n/a	n/a	195
% Change	-6.6	11.1	-100.0	n/a	-100.0	-68.4	n/a	n/a	-18.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Summerside CA Fourth Quarter 2015									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q4 2015	4	6	0	0	0	0	1	64	75
Q4 2014	4	2	13	0	0	0	0	0	19
% Change	0.0	200.0	-100.0	n/a	n/a	n/a	n/a	n/a	**
Year-to-date 2015	13	18	0	0	0	0	7	65	103
Year-to-date 2014	10	18	13	0	0	0	8	26	75
% Change	30.0	0.0	-100.0	n/a	n/a	n/a	-12.5	150.0	37.3
UNDER CONSTRUCTION									
Q4 2015	9	12	13	0	0	0	0	64	98
Q4 2014	7	4	13	0	0	0	0	26	50
% Change	28.6	200.0	0.0	n/a	n/a	n/a	n/a	146.2	96.0
COMPLETIONS									
Q4 2015	4	0	0	0	0	0	1	0	5
Q4 2014	4	10	0	0	0	0	8	0	22
% Change	0.0	-100.0	n/a	n/a	n/a	n/a	-87.5	n/a	-77.3
Year-to-date 2015	11	10	0	0	0	0	7	26	54
Year-to-date 2014	12	12	0	0	0	0	16	22	62
% Change	-8.3	-16.7	n/a	n/a	n/a	n/a	-56.3	18.2	-12.9
COMPLETED & NOT ABSORBED									
Q4 2015	0	0	0	0	0	0	n/a	n/a	0
Q4 2014	0	0	0	0	0	0	n/a	n/a	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
ABSORBED									
Q4 2015	0	0	0	0	0	0	n/a	n/a	0
Q4 2014	0	0	0	0	0	0	n/a	n/a	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2015	0	0	0	0	0	0	n/a	n/a	0
Year-to-date 2014	0	0	0	0	0	0	n/a	n/a	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Charlottetown City									
Q4 2015	7	4	10	0	0	0	0	0	21
Q4 2014	11	4	0	0	0	0	0	0	15
Stratford Town									
Q4 2015	7	2	0	0	0	0	0	0	13
Q4 2014	8	0	0	0	0	24	0	0	32
Cornwall Town									
Q4 2015	4	4	8	0	0	0	2	0	18
Q4 2014	3	2	6	0	0	0	0	12	23
Remainder of the CA									
Q4 2015	13	0	0	0	0	0	0	0	13
Q4 2014	20	0	0	0	0	0	0	0	20
Charlottetown CA									
Q4 2015	31	10	18	0	0	0	2	0	65
Q4 2014	42	6	6	0	0	24	0	12	90
UNDER CONSTRUCTION									
Charlottetown City									
Q4 2015	27	4	10	0	0	0	0	108	149
Q4 2014	22	14	0	0	0	0	0	23	59
Stratford Town									
Q4 2015	19	4	0	0	0	12	0	12	51
Q4 2014	19	0	3	0	0	24	0	0	46
Cornwall Town									
Q4 2015	14	8	22	0	0	0	5	6	55
Q4 2014	10	2	6	0	0	0	0	19	37
Remainder of the CA									
Q4 2015	43	2	0	0	0	0	0	0	45
Q4 2014	33	0	3	0	0	0	0	0	36
Charlottetown CA									
Q4 2015	103	18	32	0	0	12	5	126	300
Q4 2014	84	16	12	0	0	24	0	42	178

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Charlottetown City									
Q4 2015	6	2	0	0	0	0	0	0	8
Q4 2014	16	8	0	0	0	0	0	40	64
Stratford Town									
Q4 2015	12	0	0	0	0	0	0	0	12
Q4 2014	19	0	0	0	0	24	0	0	43
Cornwall Town									
Q4 2015	1	0	0	0	0	0	0	0	1
Q4 2014	2	0	0	0	0	0	0	0	2
Remainder of the CA									
Q4 2015	7	0	0	0	0	0	0	0	7
Q4 2014	17	0	0	0	0	0	0	0	17
Charlottetown CA									
Q4 2015	26	2	0	0	0	0	0	0	28
Q4 2014	54	8	0	0	0	24	0	40	126
COMPLETED & NOT ABSORBED									
Charlottetown City									
Q4 2015	3	0	0	0	0	0	n/a	n/a	3
Q4 2014	4	0	0	0	0	8	n/a	n/a	12
Stratford Town									
Q4 2015	3	0	0	0	0	0	n/a	n/a	3
Q4 2014	12	2	0	0	0	0	n/a	n/a	14
Cornwall Town									
Q4 2015	0	0	0	0	0	0	n/a	n/a	0
Q4 2014	2	0	0	0	0	0	n/a	n/a	2
Remainder of the CA									
Q4 2015	0	0	0	0	0	0	n/a	n/a	0
Q4 2014	8	0	0	0	0	0	n/a	n/a	8
Charlottetown CA									
Q4 2015	6	0	0	0	0	0	n/a	n/a	6
Q4 2014	26	2	0	0	0	8	n/a	n/a	36

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Charlottetown City									
Q4 2015	4	3	0	0	0	0	n/a	n/a	7
Q4 2014	17	9	0	0	1	10	n/a	n/a	37
Stratford Town									
Q4 2015	11	0	0	0	0	0	n/a	n/a	11
Q4 2014	9	0	0	0	0	24	n/a	n/a	33
Cornwall Town									
Q4 2015	1	0	0	0	0	0	n/a	n/a	1
Q4 2014	1	0	0	0	0	0	n/a	n/a	1
Remainder of the CA									
Q4 2015	7	0	0	0	0	0	n/a	n/a	7
Q4 2014	13	1	0	0	0	0	n/a	n/a	14
Charlottetown CA									
Q4 2015	23	3	0	0	0	0	n/a	n/a	26
Q4 2014	40	10	0	0	1	34	n/a	n/a	85

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Charlottetown CA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	129	20	32	0	0	0	7	79	291
% Change	-6.5	-9.1	113.3	n/a	n/a	-100.0	n/a	31.7	12.4
2014	138	22	15	0	0	24	0	60	259
% Change	-13.8	-52.2	50.0	n/a	n/a	-47.8	-100.0	-65.1	-40.9
2013	160	46	10	0	0	46	4	172	438
% Change	-28.6	-32.4	150.0	n/a	-100.0	31.4	-50.0	-30.9	-28.4
2012	224	68	4	0	24	35	8	249	612
% Change	11.4	54.5	-80.0	n/a	n/a	n/a	0.0	-4.6	14.6
2011	201	44	20	0	0	0	8	261	534
% Change	-19.6	4.8	-42.9	n/a	n/a	n/a	n/a	36.6	3.1
2010	250	42	35	0	0	0	0	191	518
% Change	-6.7	-8.7	0.0	n/a	-100.0	-100.0	-100.0	-21.4	-22.6
2009	268	46	35	0	19	46	12	243	669
% Change	-4.3	15.0	59.1	n/a	n/a	**	-40.0	**	57.0
2008	280	40	22	0	0	13	20	51	426
% Change	-5.1	-37.5	n/a	n/a	n/a	8.3	n/a	121.7	8.1
2007	295	64	0	0	0	12	0	23	394
% Change	6.9	45.5	n/a	n/a	n/a	-50.0	-100.0	-80.7	-15.6
2006	276	44	0	0	0	24	4	119	467

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type Fourth Quarter 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	% Change
Charlottetown City	7	11	4	4	10	0	0	0	21	15	40.0
Stratford Town	7	8	2	0	4	0	0	24	13	32	-59.4
Cornwall Town	4	3	6	2	8	0	0	18	18	23	-21.7
Remainder of the CA	13	20	0	0	0	0	0	0	13	20	-35.0
Charlottetown CA	31	42	12	6	22	0	0	42	65	90	-27.8

Table 2.1: Starts by Submarket and by Dwelling Type January - December 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Charlottetown City	32	39	6	16	10	3	87	41	135	99	36.4
Stratford Town	28	34	4	2	4	3	12	24	48	63	-23.8
Cornwall Town	17	9	12	2	25	0	0	25	54	36	50.0
Remainder of the CA	52	56	2	2	0	3	0	0	54	61	-11.5
Charlottetown CA	129	138	24	22	39	9	99	90	291	259	12.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014
Charlottetown City	10	0	0	0	0	0	0	0
Stratford Town	0	0	0	0	0	24	0	0
Cornwall Town	8	0	0	0	0	6	0	12
Remainder of the CA	0	0	0	0	0	0	0	0
Charlottetown CA	18	0	0	0	0	30	0	12

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Charlottetown City	10	3	0	0	0	0	67	41
Stratford Town	0	3	0	0	0	24	12	0
Cornwall Town	22	0	3	0	0	6	0	19
Remainder of the CA	0	3	0	0	0	0	0	0
Charlottetown CA	32	9	3	0	0	30	79	60

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Fourth Quarter 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014
Charlottetown City	21	15	0	0	0	0	21	15
Stratford Town	9	8	0	24	0	0	13	32
Cornwall Town	16	11	0	0	2	12	18	23
Remainder of the CA	13	20	0	0	0	0	13	20
Charlottetown CA	59	54	0	24	2	12	65	90

Table 2.5: Starts by Submarket and by Intended Market
January - December 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Charlottetown City	48	58	0	0	67	41	135	99
Stratford Town	32	39	0	24	12	0	48	63
Cornwall Town	47	17	0	0	7	19	54	36
Remainder of the CA	54	61	0	0	0	0	54	61
Charlottetown CA	181	175	0	24	86	60	291	259

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Fourth Quarter 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	% Change
Charlottetown City	6	16	2	8	0	0	0	40	8	64	-87.5
Stratford Town	12	19	0	0	0	0	0	24	12	43	-72.1
Cornwall Town	1	2	0	0	0	0	0	0	1	2	-50.0
Remainder of the CA	7	17	0	0	0	0	0	0	7	17	-58.8
Charlottetown CA	26	54	2	8	0	0	0	64	28	126	-77.8

Table 3.1: Completions by Submarket and by Dwelling Type January - December 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Charlottetown City	27	39	16	12	0	4	2	186	45	241	-81.3
Stratford Town	27	41	0	2	3	0	12	24	42	67	-37.3
Cornwall Town	13	14	4	2	0	4	13	0	30	20	50.0
Remainder of the CA	42	48	0	6	3	3	0	0	45	57	-21.1
Charlottetown CA	109	142	20	22	6	11	27	210	162	385	-57.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market Fourth Quarter 2015								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014
Charlottetown City	0	0	0	0	0	0	0	40
Stratford Town	0	0	0	0	0	24	0	0
Cornwall Town	0	0	0	0	0	0	0	0
Remainder of the CA	0	0	0	0	0	0	0	0
Charlottetown CA	0	0	0	0	0	24	0	40

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - December 2015								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Charlottetown City	0	3	0	1	0	22	2	164
Stratford Town	0	0	3	0	12	24	0	0
Cornwall Town	0	0	0	4	0	0	13	0
Remainder of the CA	0	0	3	3	0	0	0	0
Charlottetown CA	0	3	6	8	12	46	15	164

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market Fourth Quarter 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014
Charlottetown City	8	24	0	0	0	40	8	64
Stratford Town	12	19	0	24	0	0	12	43
Cornwall Town	1	2	0	0	0	0	1	2
Remainder of the CA	7	17	0	0	0	0	7	17
Charlottetown CA	28	62	0	24	0	40	28	126

Table 3.5: Completions by Submarket and by Intended Market January - December 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Charlottetown City	43	52	0	22	2	167	45	241
Stratford Town	27	43	12	24	3	0	42	67
Cornwall Town	15	16	0	0	15	4	30	20
Remainder of the CA	42	52	0	0	3	5	45	57
Charlottetown CA	127	163	12	46	23	176	162	385

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Fourth Quarter 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $199,999		$200,000 - $249,999		$250,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Charlottetown City													
Q4 2015	0	0.0	0	0.0	0	0.0	4	100.0	0	0.0	4	-	-
Q4 2014	0	0.0	2	11.8	6	35.3	6	35.3	3	17.6	17	-	301,542
Year-to-date 2015	0	0.0	1	3.6	7	25.0	14	50.0	6	21.4	28	-	327,677
Year-to-date 2014	0	0.0	3	7.0	13	30.2	16	37.2	11	25.6	43	-	282,916
Stratford Town													
Q4 2015	0	0.0	0	0.0	1	9.1	2	18.2	8	72.7	11	-	479,643
Q4 2014	0	0.0	1	11.1	2	22.2	4	44.4	2	22.2	9	-	283,300
Year-to-date 2015	0	0.0	0	0.0	4	11.1	17	47.2	15	41.7	36	-	371,462
Year-to-date 2014	0	0.0	1	2.8	8	22.2	13	36.1	14	38.9	36	-	350,979
Cornwall Town													
Q4 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Q4 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2015	0	0.0	3	20.0	9	60.0	1	6.7	2	13.3	15	-	337,400
Year-to-date 2014	1	7.7	2	15.4	4	30.8	2	15.4	4	30.8	13	-	-
Remainder of the CA													
Q4 2015	3	42.9	0	0.0	1	14.3	1	14.3	2	28.6	7	-	-
Q4 2014	2	15.4	3	23.1	2	15.4	3	23.1	3	23.1	13	-	-
Year-to-date 2015	6	12.5	5	10.4	14	29.2	15	31.3	8	16.7	48	-	279,750
Year-to-date 2014	5	11.4	9	20.5	14	31.8	10	22.7	6	13.6	44	-	-
Charlottetown CA													
Q4 2015	3	13.0	1	4.3	2	8.7	7	30.4	10	43.5	23	400,000	354,357
Q4 2014	2	5.0	6	15.0	10	25.0	13	32.5	9	22.5	40	290,000	285,085
Year-to-date 2015	6	4.7	9	7.1	34	26.8	47	37.0	31	24.4	127	280,000	310,452
Year-to-date 2014	6	4.4	15	11.0	39	28.7	41	30.1	35	25.7	136	282,500	303,680

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
Fourth Quarter 2015

Submarket	Q4 2015	Q4 2014	% Change	YTD 2015	YTD 2014	% Change
Charlottetown City	-	301,542	n/a	327,677	282,916	15.8
Stratford Town	479,643	283,300	69.3	371,462	350,979	5.8
Cornwall Town	-	-	n/a	337,400	-	n/a
Remainder of the CA	-	-	n/a	279,750	-	n/a
Charlottetown CA	354,357	285,085	24.3	310,452	303,680	2.2

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity in Urban Centres*

Submarket	Fourth Quarter 2015			Fourth Quarter 2014			% Change		
	Sales	Average Sale Price ($)	New Listings	Sales	Average Sale Price ($)	New Listings	Sales	Average Sale Price ($)	New Listings
Charlottetown CA**	166	208,838	176	136	214,399	193	22.1%	-2.6%	-8.8%
District 4	55	216,805	64	64	228,166	95	-14.1%	-5.0%	-32.6%
District 5	32	180,699	39	17	168,515	30	88.2%	7.2%	30.0%
District 6	28	182,955	28	21	161,752	28	33.3%	13.1%	0.0%
District 7	51	232,112	45	34	243,945	40	50.0%	-4.9%	12.5%
Summerside CA	47	144,560	81	34	142,306	85	38.2%	1.6%	-4.7%
Total	213	194,655	257	170	199,981	278	25.3%	-2.7%	-7.6%

Submarket	Year-to-date 2015			Year-to-date 2014			% Change		
	Sales	Average Sale Price ($)	New Listings	Sales	Average Sale Price ($)	New Listings	Sales	Average Sale Price ($)	New Listings
Charlottetown CA**	643	204,276	1,149	581	206,432	1,214	10.7%	-1.0%	-5.4%
District 4	241	215,378	440	263	217,413	505	-8.4%	-0.9%	-12.9%
District 5	124	167,618	231	104	166,470	213	19.2%	0.7%	8.5%
District 6	105	172,290	178	77	162,336	185	36.4%	6.1%	-3.8%
District 7	173	234,499	300	137	240,473	311	26.3%	-2.5%	-3.5%
Summerside CA	220	134,813	519	175	136,075	482	25.7%	-0.9%	7.7%
Total	863	186,568	1,668	756	190,146	1,696	14.2%	-1.9%	-1.7%

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
**District 4: Charlottetown City, Spring Park & West Royalty
**District 5: Sherwood, Parkdale, East Royalty & Hillsborough Parks
**District 6: Cornwall, North River & Winsloe
**District 7: Bunbury, Southport, Crossroads, Keppoch, Kinlock, Tea Hill, Alexandra to Cherry Valley

Source: PEI Real Estate Association

Table 6: Economic Indicators
Fourth Quarter 2015

		Interest Rates			NHPI, Total, Charlottetown CMA 2007=100	CPI, 2002 =100	Prince Edward Island Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($) (P.E.I.)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	103.1	128.4	74.0	11.1	69.1	745
	February	595	3.14	5.24	102.7	129.2	74.0	11.3	69.2	761
	March	581	3.14	4.99	102.3	130.0	73.6	11.2	68.7	770
	April	570	3.14	4.79	102.3	129.6	73.1	11.3	68.3	771
	May	570	3.14	4.79	102.2	129.7	74.0	12.1	69.7	756
	June	570	3.14	4.79	101.9	129.6	74.0	9.4	67.7	751
	July	570	3.14	4.79	101.8	129.6	74.5	9.0	67.9	751
	August	570	3.14	4.79	101.8	129.4	75.0	9.2	68.4	749
	September	570	3.14	4.79	101.6	129.7	73.5	9.8	67.6	750
	October	570	3.14	4.79	101.6	129.8	74.3	9.3	67.8	754
	November	570	3.14	4.79	101.4	128.6	74.2	10.4	68.6	759
	December	570	3.14	4.79	101.8	127.5	73.3	11.4	68.5	765
2015	January	570	3.14	4.79	101.8	126.3	74	10.3	68.3	767
	February	567	2.89	4.74	101.8	127.7	74.0	10.2	68.3	773
	March	567	2.89	4.74	102.1	129.2	73.4	11.2	68.5	779
	April	561	2.89	4.64	103.1	128.4	73.0	10.6	67.7	786
	May	561	2.89	4.64	102.9	129.1	72.4	10.9	67.3	787
	June	561	2.89	4.64	102.7	129.7	72.9	10.8	67.6	778
	July	561	2.89	4.64	102.7	129.7	72.4	11.3	67.4	771
	August	561	2.89	4.64	102.6	129.6	72.3	10.5	66.8	764
	September	561	2.89	4.64	101.5	128.9	73.3	9.2	66.7	766
	October	561	2.89	4.64	101.5	128.9	74.3	9.9	68.1	774
	November	561	3.14	4.64	101.7	129.1	73.3	10.3	67.5	780
	December	561	3.14	4.64		128.7	72.8	9.8	66.5	782

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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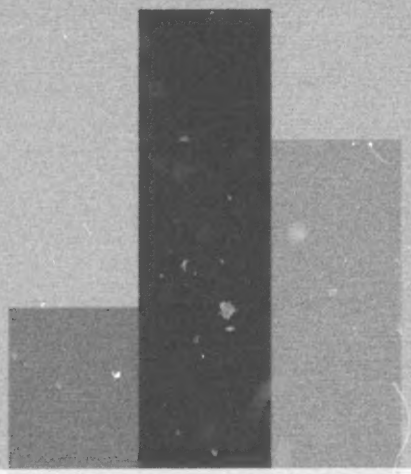

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